



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, APRIL 22, 2003

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR GENO ACEVEDO
VICE-CHAIR JOSEPH MUELLER
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: March 25, 2003 and April 8, 2003

CONSENT CALENDAR:

1. **REQUEST TO APPROVE FINAL SCORES AND AWARD OF ALLOTMENTS FOR RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (MEASURE P) AFFORDABLE RESIDENTIAL PROJECT FOR FISCAL YEAR 2004-05.**

Recommendation: Adoption of Resolution No. 03-22.

2. **REQUEST FOR APPROVAL OF FINAL SCORES AND AWARD OF ALLOTMENTS FOR RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (MEASURE P) MICRO PROJECTS FOR FISCAL YEAR 2004-05.**

Recommendation: Adoption of Resolution No. 03-23.

OTHER BUSINESS:

3. **PRESENTATION OF MORGAN HILL DOWNTOWN PLAN TASK FORCE FINAL RECOMMENDATIONS:**

Recommendation: Review and comment.

NEW BUSINESS:

4. **USE PERMIT, UP-03-01: VINEYARD-MH ENGINEERING:** A request for approval of a Conditional Use Permit for remodeling and expansion of an existing one-story 7,200 square foot office/light industrial building at 16075 Vineyard Blvd. The new addition will be 3,635 square feet bringing the total building square footage to approximately 10,835 square feet. The Use Permit is required because the expanding use is a professional office, as defined in Section 18.04.362 of the Municipal Code, which is a conditional use in the Light Industrial zoning district. The project site area is 0.924 acres. (APN 817-05-044)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-24, approving request.

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5. **USE PERMIT, UP-03-02: E. SECOND-YBANEZ:** A request for approval of a conditional use permit to allow the retail sale of pottery, garden and handcrafted items from an existing home in the Central-Commercial Residential zoning district. The applicant is also requesting a relief from the parking requirement. The subject property is a 8,400 sq. ft. lot located with an 1,888 sq. ft. home on E. Second Street. (APN 726-14-017)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-25, approving request.

6. **USE PERMIT, UP-03-03: MAST-SPIRIT ROAD OILS:** A request for approval of a conditional use permit to allow a road paving company to operate and store paving equipment, storage tanks, trucks, road oils, bitumens materials, paving fabrics binders, and geosynthetics. The site is located at 16490 Vineyard Blvd on a 52,272 sq. ft. lot with an existing 6,000 sq. ft. building in the General Industrial Zoning district. (APN 817-02-028)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-26, approving request.

7. **MORGAN HILL GENERAL PLAN: REVIEW OF LAND USE PROJECTIONS AND DENSITY ASSUMPTIONS:** Planning Commission review and discussion of the issue is requested.

Recommendation: Discussion.

8. **EXTENSION OF TIME, EOT-03-05: MONTEREY-IRISH CONSTRUCTION:** A request for approval of a one-year extension of time for the construction of a 3,124-sf office addition to the Irish Construction facility, located at the southeast corner of Monterey Road and Burnett Avenue. (APNs 726-42-004 & -006)

Recommendation: Adopt Resolution No. 03-27, approving request.

9. **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDACS) QUARTERLY REPORT:**

Recommendation: Approve by minute action, with recommendation to forward to City Council for approval.

TENTATIVE UPCOMING AGENDA ITEM FOR THE MAY 13, 2003 MEETING:

- **ANX-03-01: Hill-Gera**
- **ZA-02-15: E. Dunne-Ho**
- **UP-03-05: Joleen-Drywall/Lathing Apprenticeship**
- **UPA-91-02: Tennant-Stuckey/King's Martial Arts**
- **Final Award and Distribution of the Measure P Building Allocations for FY 2004-05 Open Market Competition**
- **Policy for traffic impact for unsignalized intersections**
- **Street Standards**

ANNOUNCEMENTS:

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ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.